

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Notes
March 19, 2015

SUBJECT: Proposed 2-lot partition at 1560 Rosemont Road

FILE: PA-15-07

ATTENDEES: Applicant: Edward Radulescu, Kenneth Beegle, Tom Burton
Staff: Peter Spir, Associate Planner; Noah Brennan, Associate Engineer

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 1560 Rosemont Road
Tax Not No.: Tax lot 900 of assessor's map 21E25DB
Area: 23,000 sq. ft.
Neighborhood: Parker Crest (HSRS north of Rosemont Road)
Comp. Plan: Low density residential
Zoning: R-10 (Single family residential detached / 10,000 square foot minimum lot size)
Applicable code: CDC Chapter 85: Land Division
CDC Chapter 11: R-10

Project Details

There is an existing single family home towards the front of the property. The proposed plan preserves the home on lot 1 with lot 2 to the rear in a flag lot configuration. All lots would have to exceed the 10,000 square foot minimum lot size, after any Rosemont Road right of way dedication. The square footage of the 15 foot wide flag lot stem cannot count to the square footage of either lot 1 or 2. All lots must meet the R-10 dimensional standards in CDC Chapter 11. The house on lot 1 must also meet the 35% lot coverage and 45% floor area ratio standards and setbacks.

Site Details

There is a modest west to east slope of 0-5%. There are a number of trees on the site perimeter. The applicant must inventory and map the trees by location, type, size and tag them in the field. Mike Perkins, the City Arborist, will then make a determination of significance for the on-site trees (mperkins@westlinnoregon.gov).

Engineering Division Comments

Contact Khoi Le at kle@westlinnoregon.gov or 503-722-5517 for engineering requirements. Contact Jason Arn from Tualatin Valley Fire and Rescue (TVF&R) at jason.arn@tvfr.com or 503-259-1409 for their requirements.

Process

For the partition, address the submittal requirements of CDC 85.150, 85.160 and 85.170 and provide responses to the approval criteria of CDC 85.200. There is a deposit fee of \$2,800 plus final plat fee of \$1,500 and a final inspection fee of \$500. The CDC is online at <http://westlinnoregon.gov/cdc>. The application form must be signed by the property owner.

N/A is not an acceptable response to the minor partition approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, staff will provide notice per CDC Chapter 99. The Planning Manager will issue a decision to approve, approve with conditions or deny the application. Appeals of the Planning Manager's decision are heard by City Council.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes.*** Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. ***A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.***